Karen Johnson Davidson County
Batch# 631493 DEEDWARR
05/07/2021 11:30:53 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20210507-0061618

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10604-RR

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2021.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Elizabeth Schwartz 726 Blue Brick Place Nashville, TN 37076	NEW OWNER	064-12-0A-726.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Blair Lee, Barry Russell Lee, Gary Francis Lee and William Fitzhugh Lee, Heir-at-Laws of The Estate of Mary Blair Lee**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Elizabeth Schwartz**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Certain Condominium apartment in Davidson County, Tennessee being Unit No.726, of Fox Run Condominium, Second Revision, Part of Section 2, and First Revision, Part of Section 1, as of record in Book 6250, Page 118, Register's Office for said Count, to which reference is herby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mary B. Lee, unmarried by Warranty deed from Emily Haley Simmons, unmarried of record in Book 9464, page 798, Register's Office for Davidson County, Tennessee, dated September 13, 1994 and recorded on September 14, 1994. (Value or consideration shown in aforementioned deed $96,900.00.) Being also known as 726 Blue Brick Place Nashville, Tennessee 37076.

This Instrument executed on behalf of Robert Blair Lee, Barry Russell Lee, Gary Francis Lee, and William Fitzhugh Lee, Heir-at-Laws of The Estate of Mary Blair Lee ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20210507-0061614, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

+ 20210507-0061615

This is improved property located at: **726 Blue Brick Place, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2021.

GRANTOR:

The Estate of Mary Blair Lee

By: Robert Blair Lee, Heir-at-Law, by William Lee, his/her Attorney-In-Fact
Robert Blair Lee, Heir-at-Law, by William Lee, his/her Attorney-In-Fact

By: Barry Russell Lee, Heir-at-Law, by William Lee, his/her Attorney-In-Fact
Barry Russell Lee, Heir-at-Law, by William Lee, his/her Attorney-In-Fact

By: Gary Francis Lee, Heir-at-Law, by William Lee, his/her Attorney-In-Fact
Gary Francis Lee, Heir-at-Law, by William Lee, his/her Attorney-In-Fact

By: William Fitzhugh Lee, Heir-at-Law
William Fitzhugh Lee, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Fitzhugh Lee, as individual and as Heir-at-Law of The Estate of Mary Blair Lee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of April, 2021.

Notary Public
My Commission expires: 11/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Robert Blair Lee, Barry Russell Lee, and Gary Francis Lee ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 5th day of April, 2021.

Notary Public
My Commission expires: 11/6/24

EXHIBIT "A"
TO Warranty Deed
From: Robert Blair Lee, Barry Russell Lee, Gary Francis Lee, and William Fitzhugh Lee, Heir-at-Laws of The Estate of Mary Blair Lee
To: Mary Elizabeth Schwartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 5th day of April, 2021.

Notary Public
My Commission Expires: 11/6/24

SPENCER J. LA
STATE OF TENNESSEE NOTARY PUBLIC